



4a Hillsborough Court, Ballynahinch Road, Carryduff, BT8 8SU

Asking Price £142,500

Hillsborough Court is a small apartment development, situated just off the Hillsborough Road, only a few minutes walk to the centre of Carryduff and main arterial routes to Lisburn, Saintfield and Belfast. Internally the apartment offers spacious accommodation comprising two good bedrooms, lounge / dining open to modern fitted Kitchen and deluxe white shower suite. In addition the property benefits from a calor gas heating system, double glazing and off street parking to the rear. An excellent first time purchase and or investment that is sure to be of immediate interest.

- Generous first floor apartment
- Bright and spacious lounge with dining open to the fitted kitchen
- Deluxe shower suite
- Double glazed windows
- Parking to the rear
- Two good size bedrooms
- Modern fitted kitchen
- Calor gas central heating
- Well maintained throughout
- Close to many local amenities

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		57	65
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to the entrance porch.

Entrance porch

Tiled floor, stairs to the 1st floor.

Lounge / dining 15'10 x 13'3 (4.83m x 4.04m)



Laminate flooring, open to the modern fitted kitchen.

Additional lounge image



Kitchen 9'1 x 8'3 (2.77m x 2.51m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob and under oven, plumbed for dishwasher, fridge and freezer space, laminate flooring, dining area.

Rear hallway

Access to the roof space.

Bedroom 1 12'2 x 9'3 (3.71m x 2.82m)



Bedroom 2 9'6 x 8'6 (2.90m x 2.59m)



Shower room 11'5 x 5'5 (3.48m x 1.65m)



Modern suite comprising a walk in tiled shower cubicle, electric shower, low flush w/c, wash hand basin with storage below, tiled floor, pvc panelled ceiling, extractor fan, recessed spotlights, plumbed for washing machine.

Outside

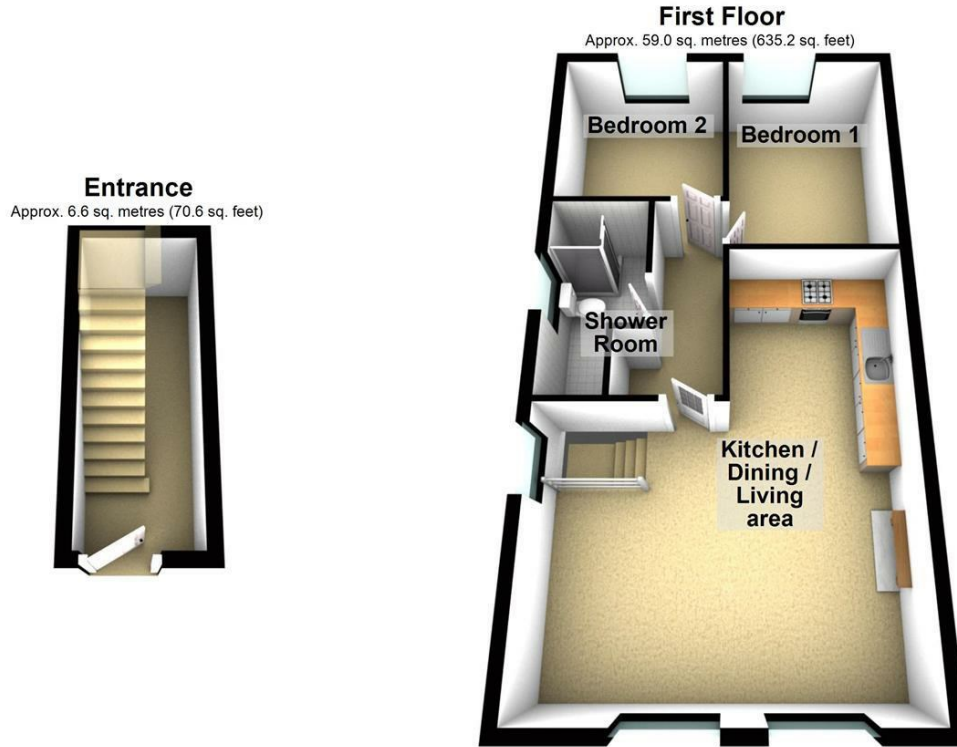


Communal areas and parking area to the rear.

Service charges

Approximately £800.00 per annum.

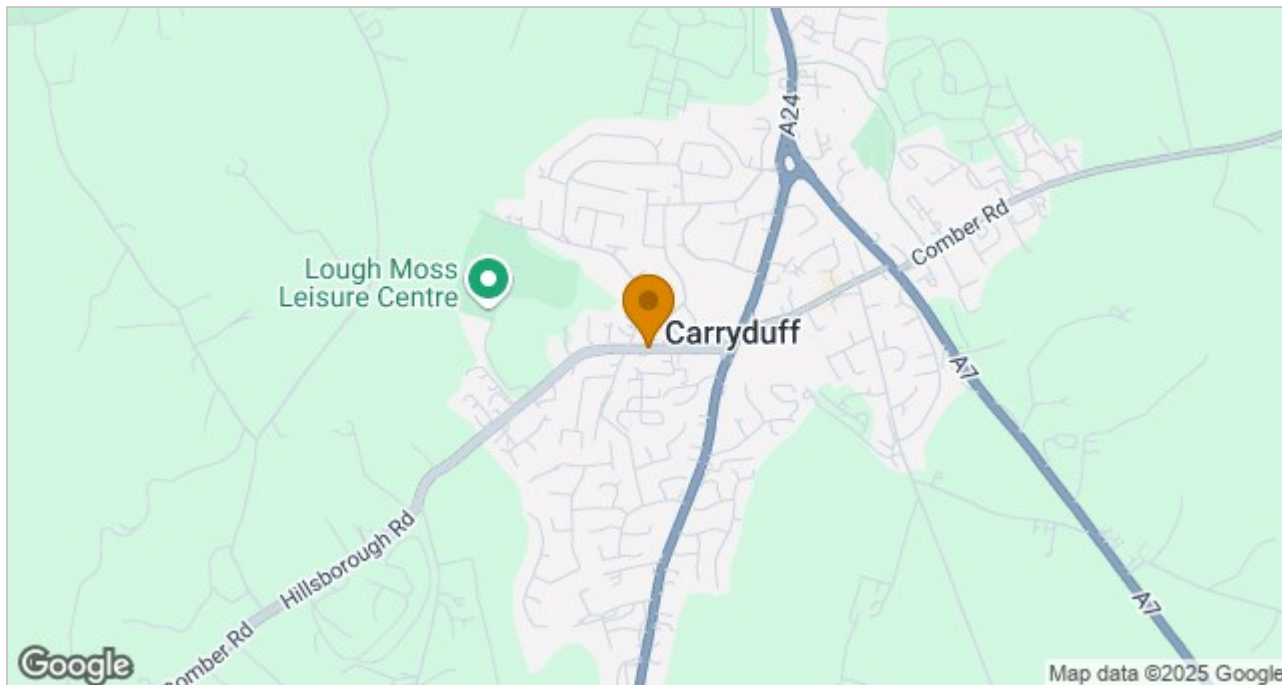
Floor Plan



Total area: approx. 65.6 sq. metres (705.8 sq. feet)

Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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